

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Laurinburg Housing Authority</u> PHA Code: <u>NC018</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2011</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>492</u> Number of HCV units: <u>530</u>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: 5 year plan only												

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>5 year plan only</p> <p><u>Note to the 2010 plan and the proposed 2011 plan as well as the five year plan.</u></p> <p>A significant development took place on February 14, 2011 as the Administration and the HUD Secretary revealed the 2012 Federal Budget proposal. In the 2012 Budget, HUD proposed to recapture what HUD is calling excess cash reserves from Housing Authorities and using that recapture to fund all housing authorities at 100% of subsidy eligibility in the 2012 Fiscal Year. This alone has significant impact on the annual and five year plan in place for the Laurinburg Authority and serious implications for our operations going forward. This situation was further complicated by a 180 degree change in HUD interpretation of the 1937 Housing Act as amended. On February 24, 2011 the Deputy Secretary for Public and Indian Housing sent a letter to all Housing Authorities stating that HUD OGC has ruled that use of Operating Fund subsidies for any capital expenditure is not an eligible expense. This statement in the February 24, 2011 letter is directly opposite to what is stated in 24CFR 990 and contrary to the guidance issued in conjunction with the requirement that Housing Authorities over 250 units move to an Asset Management Model as defined by HUD. The letter is also in contradiction to the accounting structure which has established a line for extraordinary maintenance expense as part of operations.</p> <p>During 2009, our agency received 1.1 million dollars of American Reinvestment and Recovery Act (ARRA) funding. We had been saving operating reserves to combine with Capital Funds to do improvements to one of our Washington Park Developments built in the late 1950's. With the receipt of ARRA funding we saw an opportunity to fully renovate the 75 units of Washington Park. In February of 2010 we entered in to contracts to do a major renovation and upgrade to the 75 units of Washington Park. The capital improvements included adding a utility room with space for a washer and dryer, exterior renovations, new entrance and porch, abatement of asbestos and lead, new flooring, new counter tops, bath renovations and new wall finishes, regarding of grounds, irrigation and landscaping. The work also includes reconfiguring the four and five bedroom units in order to create handicapped accessibility units which this site did not have any handicap accessible units.. The total cost of the project is 4.6 million. We planned to use the 1.1 million of ARRA funding and 2 million of Capital Fund grant (three years funding) and 1.7 million operating reserves to cover the cost of the project. During late 2009 we relocated the residents and in March of 2010 construction began with the abatement process. Work is scheduled to be complete by October of 2011. In addition to the work at Washington Park our agency had committed the use of operating reserves for \$101,275.00 for replacement of kitchen cabinets in another development in late 2010.</p> <p>The announcement by HUD of the recapture and restriction on the use of operating reserves is a problem. We are in the middle of construction projects in 2011 which began in 2010 and HUD is using 2009 FDS reports to determine the amount of reserves available for recapture. HUD has not given any guidance regarding operating reserves spent on capital improvements prior to February 24, 2011 when their letter was issued, nor have they provided any guidance on contracts in progress with operating reserve funds committed but not spent.</p> <p>Due to the current budget proposals, the Authority is in a very difficult situation. We have contracts in place, stored materials on site and work in progress. We have no choice but to complete the contracts which were in place before the February 24, 2011 letter from HUD. We had felt we were making good progress with our plans. We had followed the rules of Asset Management by managing our operating subsidy in a way to allow improvement of units in the absence of adequate Capital Grant allocations. We will complete the work in progress using the obligated operating reserves.</p> <p>We are now put in the position of moving forward with day to day operation with no clear guidance and only proposals for what funding may be as we do not yet have a 2011 Federal Budget. We have no way of knowing what subsidy will be for 2011 even though we are well into the year. HUD may recapture funds based on a prior Fiscal Year when those funds have been either spent or obligated. The ability to follow and implement our plan for improving units has become very difficult.</p>
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Section 8-Housing Choice Vouchers continue to be a challenge to manage as our control over cost is limited and we often operate for months without knowing the exact amount of funding available. In addition, our area has seen significant loss of jobs and the demand for housing assistance has been rising over the past 12 months. Our lease up rate is good and we continue to be a high performing agency under the HUD-Section 8 Management Assessment System (SEMAP). We have entered into an Agreement to Enter into a Housing Assistance Payment Contract for Scottish Glen II, which is under construction.</p> <p>We are currently evaluating our preferences and may alter these in response to the economic condition in our community for both Section 8 and Public Housing. We have modified our occupancy standard to the two people per bedroom recommended by HUD effective April 1, 2009.</p> <p>In the Public Housing Program we revised our Lease Agreement in 2010 to incorporate our House Rules, Banning Policy and several other lease addenda into the body of the lease. As the result of an incident in one building with bed bugs we have added a Bed Bug Eradication Policy and a Bed Bug Eradication Addendum to the Lease Agreement. We reviewed our Admissions and Continued Occupancy Policy to ensure this document was in compliance with regulations. Resident furniture blocking window egress has become a problem on HUD's UPCS inspections and as a result, we have added blocked egress to the list of items that are considered a lease violation in the lease. The Section 8 Administrative Plan is currently under review. HUD Notice PIH-2011-3 regarding portability will be incorporated in the Administrative Plan.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The plan is available at the Administrative Office of the Laurinburg Housing Authority located at 1300 Woodlawn Street, Laurinburg, NC. 28352</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See Attached</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attached</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attached</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The Consolidated Annual Plan for North Carolina identified affordable housing and the increased need for affordable housing as a primary need based on data collected by the State Department of Commerce. The State Consolidated plan identified our county as a Tier 2 County which has the highest priority of need for affordable housing. Our County is currently at 15% unemployment which is one of the highest rates in the State of North Carolina.</p> <p>As a Public Housing Authority, our only mission is providing affordable housing. All the families we serve are low income. We operate 492 units of conventional public housing and are authorized to provide 530 Housing Choice Vouchers, although recently funding availability has reduced our ability to fund the full 530 vouchers.</p> <p>We have also expanded the affordable housing available to low income families and individuals. In 2003, we cooperated with a non-profit to developed 40 units of family units. In 2008, we were able to increase the number of elderly units by 31 with the opening of Central School Apartments which has Project Based Voucher Assistance. The opening of this development greatly reduced our waiting list for elderly but we anticipate over the next five years that the elderly waiting list will grow faster than in the past.</p> <p>The population of our service areas is primarily Caucasian and African American. We have a small number of Native Americans but no other ethnic groups have significant populations in our jurisdiction. We have seen family size reduce over the past twenty years and now most of our family applicants need a two or three bedroom unit. This lead us to utilize Capital Funds to remodel some four and five bedroom apartments to provide more one, two and three bedroom units, when the building layout and structure will allow the adaptation. We have also seen the number of single disabled persons making application increase as the mental health system has moved to a community based model. By restructuring some units, we can provide additional units to the disabled and family applicants that need these smaller units. As our economy has suffered, we have also seen the number of units that are HQS compliant go down. Landlords are either unwilling or unable to renovate units. Often these units can be rented in as is condition for rents approaching the fair market rent on the private market. Currently only one in four voucher holders are able to find and lease a unit. There is also the issue of mobile homes. Several mobile home parks have closed and many of the existing mobile homes have simply come to the end of their useful life. There is a need for construction and or rehabilitation of additional affordable units. The market study conducted by our nonprofit development partner shows that the community needs 40 to 50 additional affordable units in the next year. To that end, we have partnered with Opportunity Inc. to construct 40 units of Tax Credit affordable housing.</p>
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The waiting list shows our greatest need for housing is one, two, and three bedroom units. There is almost no need for the four and five bedroom units. We will address the changing family size of public housing applicants by converting some 4 and 5 bedroom units to 1 and 2 bedroom units. A 75 unit development built in the late 1950's is under renovations using Capital Fund grants and American Recovery and Reinvestment Act funds to upgrade the units and to convert the existing four and five bedroom units to one, two, and three bedroom units. We will have 82 units after the conversion but will have fewer bedrooms in the total development. We will also address the need to have fully accessible units. The renovation of the four and five bedroom units will create accessible units with one, two and three bedrooms. This will increase the number of one, two, and three bedroom families we can serve. We will still adequate have four and five bedroom units on other sites to meet the needs of larger families. There are few large families on our waiting list and we often have no applicant for these larger units. Therefore the conversion of the four and five bedroom units will better meet our current applicants. Reserves were committed in 2009 to make repairs and improvements to the non conversion units in the development as available Capital funds were not adequate to complete all needed repairs.</p> <p>To increase the number of affordable units outside the public housing program, we are working with a non-profit partner to develop 40 affordable units using the Tax Credit Program. Scottish Glen II Apartments received an allocation of tax credits in the fall of 2009 and the Developer is currently under construction and is expected to be ready for occupancy by late summer 2011. We have been approved by HUD to project base 32 vouchers with Family Self Sufficiency services. This will ensure very low income families will have opportunity to afford these units and will have access to case management to move toward independence of the welfare system.</p> <p>In 2008, we addressed the need for additional affordable elderly housing with the completion of a 31 unit adaptive use project, Central School Apartments. In this development, we utilized Low Income Tax Credits and Historic Preservation Tax Credits to convert a school built in 1909 into 31 apartments for the elderly.</p> <p>We will continue to maintain our existing housing stock through regular, preventive, and extraordinary maintenance, as well as, through the use of the Capital Grant Fund for Capital Improvement.</p>
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Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The Laurinburg Authority has made substantial progress in meeting our goals.

We continue to be a High Performing Agency under the Public Housing Assessment System. Our Audits have had no findings and we received fully Qualified Opinions. We are financially sound with adequate reserves to meet HUD standards and through our initiatives have a diverse income stream to support our mission.

As our financial condition has improved we have begun to set priorities to complete deferred maintenance using operating reserves. The accumulation of reserves has been deliberate. We now have adequate funds to address many of the items identified on our annual HUD-REAC Physical Inspection. Work under way includes cabinet repairs, bath fixtures, erosion control and landscaping.

We have made the transition to Project (AMP) base accounting and management. Related to the move to asset management we have purchased and installed an integrated software package. The conversion of existing data from our previous non-integrated system is complete. The integration of data from two computer systems into an integrated system has improved efficiency and the ability to secure reports quickly has improved our ability to make sound, data based management decisions. We will now move to implement those modules of the program that were previously not computerized and then we will move toward electronic records. We anticipate the complete process of computerizing work orders and inventory, and the move to electronic records will be a three to five year process.

10.0

Our lease up rate is good in the Section 8 Program and we had a score of 100 under the HUD Section 8 Management Assessment System for the fiscal year ending 6/30/2010. (most recent scoring period)

We continue our entrepreneurial activities by providing property management services and working with Opportunity Inc. (nonprofit) to develop affordable housing. We have project based 32 vouchers to meet our goal of bringing high quality housing to the Voucher program and to promote housing choice for low income persons. Those units are currently under construction and expected to be ready for occupancy by late summer.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Significant Amendments: The Plan is a general document designed to outline the operational intent of the Laurinburg Housing Authority with general goals for five years and more specific one year goals. The Plan will not be considered substantially amended unless the operational intent of the Authority is changed. Changes in policy as a result of regulatory changes, decisions to exercise options and budgetary changes; in response to changing circumstances will not be considered substantial and will be addressed by the Board of Commissioners as routine matters.

Substantial Deviation/Modification: The Plan is a general document designed as a general outline for the daily operation of the Laurinburg Housing Authority and to guide the decision making process. The plan can only in a general way, outline activities and strategies to operate the Agency in the future and cannot anticipate all circumstances or needs that may arise. An activity will not be considered a substantial deviation or modification unless the operational intent of the mission of the Authority is changed. This means any changes in procedure to carry out the mission, whether as a result of regulatory change, decision to exercise options, budgetary changes in response to changing circumstances or other adjustment necessary to carry out the mission of the Authority will not be considered substantial and will be addressed by the Board of Commissioners as a routine matter.

Narrative of Plan Elements from HUD Form 50075 for FYE Beginning 7/1/2011

This narrative is the same as information on the HUD 50075 but the template will not print all text—only the text showing on the screen which is limited to four lines. To see the full text on the template you must view on the computer screen and scroll down in each text box. We have created this narrative to provide the full version of the plan text for review.

5.1 Mission

The Mission of the Laurinburg Housing Authority is to provide decent, safe well maintained affordable housing to low and very low income families; to expand housing opportunity when possible and to operate all housing programs in compliance with the rules and regulations of the funding agency.

5.2 Goals and Objectives

To complete the computer software upgrade and system integration. The Authority will begin moving to electronic records once the software is fully functional and combined with the file management module of the integrated system.

To complete renovation of Washington Park by the end of 2011 using Capitol Funds and the ARRA funding received in 2010. This project includes conversion of units to provide accessibility in all bedroom sizes units through the elimination of four and five bedroom units which are no longer needed as family size of our waiting list has gotten smaller, and our number of disabled single member applicants have increased.

To complete non routine maintenance begun in 2010 using operating reserves (includes replacing bath fixtures in 62 units, repair of cabinets and installation of new counter tops in 62 units, replacement of cabinets in 30 units, replacement of portions of 50 year water supply line system, reworking grading, then landscaping and seeding three to four of our public housing sites. The number of sites completed will depend on bids to be received in May of 2011.

To begin the process of conducting the Physical Needs Assessment required by HUD to be complete in 2012. We will produce an RFP for the HUD required Needs Assessment and issue a contract for that assessment if funding is available.

To continue to achieve High performer status under the Public Housing Management Assessment System and on the Section 8 Management Assessment System

Much of the extraordinary maintenance currently underway and planned for 2011 is to address areas that have been identified as deficiencies on the HUD-REAC Physical Inspection.

To provide Housing Choice Voucher Project Based Assistance on those units by working with Opportunity Inc., our affiliate non-profit, to complete the construction of 40 units of

tax credit apartments begun in May of 2010 and to have the Housing Authority contract manage those units.

To develop a long term strategy for the units those are over 40 years old.

To develop a staff development and succession plan over the next five years in anticipation of the retirement of several key staff members.

5.2 Progress toward meeting objectives of previous 5 year plan

The Laurinburg Authority has made substantial progress in meeting our goals.

We continue to be a High Performing Agency under the Public Housing Assessment System. Our Audits have had no finding and we received fully Qualified Opinions. We are financially sound with adequate reserves to meet HUD standards and through our initiatives have a diverse income stream to support our mission.

As our financial condition has improved we have begun to set priorities to complete deferred maintenance using operating reserves. The accumulation of reserves has been deliberate. We now have adequate funds to address many of the items identified on our annual HUD-REAC Physical inspection. Work under way includes cabinet repairs, bath fixtures, grading and landscaping.

We have made the transition to Project (AMP) base accounting and management. Related to the move to asset management we have purchased and installed an integrated software package. The conversion of existing data from our previous non-integrated system is complete. The integration of data from two computer systems into an integrated system has improved efficiency and the ability to secure reports quickly has improved our ability to make sound, data based management decisions. We will now move to implement those modules of the program that were previously not computerized and then we will move toward electronic records. We anticipate the complete process of computerizing work orders and inventory, and the move to electronic records will be a three to five year process.

We continue our entrepreneurial activities by providing property management services and working with Opportunity Inc. (nonprofit) to develop affordable housing. We have project based 31 vouchers to meet our goal of bringing high quality housing to the Voucher program and to promote housing choice for low income persons. Those units are currently under construction and expected to be ready for occupancy by late summer of 2011.

Our Capital Fund projects are on schedule. All funds have been committed and spent in the time frame established by HUD.

6.0 Plan Update

(a) Identify Elements that have been revised since the PHA's last Annual Plan

Section 8-Housing Choice Vouchers continues to be a challenge to manage as our control over cost is limited and we often operate for months without knowing the exact amount of funding available. In addition, our area has seen significant loss of jobs and the demand for housing assistance has been rising over the past 12 months. Our lease up rate is good and we continue to be a high performing agency under the HUD-Section 8 Management Assessment System (SEMAP). We have entered into an Agreement to Enter into a Housing Assistance Payment Contract for Scottish Glen II, which is under construction.

We are currently evaluating our preferences and may alter these in response to the economic condition in our community for both Section 8 and Public Housing. We have modified our occupancy standard to the two people per bedroom recommended by HUD effective April 1, 2009.

We revised our Lease Agreement in 2010 to incorporate our House Rules, Banning Policy and several other lease addenda into the body of the lease. As a result of an incident in one building with bed bugs we have added a Bed Bug Eradication Policy and a Bed Bug Eradication Addendum to the Lease Agreement. We reviewed our Admissions and Continued Occupancy Policy to ensure this document was in compliance with regulations. Resident furniture blocking window egress has become a problem on HUD's UPCS inspections and as a result, we have added blocked egress to the list of items that are considered a lease violation in the lease.

The Section 8 Administrative Plan is currently under review. HUD Notice PIH-2011-3 regarding portability will be incorporated in the Admin Plan.

(b) Identify the locations where the public may review the plan:

The plan is available at the Administrative Office of the Laurinburg Housing Authority located at 1300 Woodlawn Street, Laurinburg, NC.

9.0 Housing Needs

The Consolidated Annual Plan for North Carolina identified affordable housing and the increased need for affordable housing as a primary need based on data collected by the state Department of Commerce. The State Consolidated plan identified our county as a Tier 2 County which has the highest priority of need for affordable housing. Our County is currently at 15% unemployment which is one of the highest rates in the State of North Carolina.

As a Public Housing Authority, our only mission is providing affordable housing. All the families we serve are low income. We operate 492 units of conventional public housing and are authorized to provide 530 Housing Choice Vouchers, although recently funding availability has reduced our ability to fund the full 530 vouchers.

We have also expanded the affordable housing available to low income families and individuals. In 2003, we cooperated with a non-profit to developed 40 units of family units. In 2008, we were able to increase the number of elderly units by 31 with the opening of Central School Apartments which has Project Based Voucher Assistance. The opening of this development greatly reduced our waiting list for elderly but we anticipate over the next five years that the elderly waiting list will grow faster than in the past.

The population of our service areas is primarily Caucasian and African American. We have a small number of Native Americans but no other ethnic groups have significant populations in our jurisdiction. We have seen family size reduce over the past twenty years and now most of our family applicants need a two or three bedroom unit. This lead us to utilize Capital funds to remodel some four and five bedroom apartments to provide more one, two and three bedroom units, when the building layout and structure will allow the adaptation. We have also seen the number of single disabled persons making application increase as the mental health system has moved to a community based model. By restructuring some units, we can provide additional units to the disabled and family applicants that need these smaller units. As our economy has suffered, we have also seen the number of units that are HQS compliant go down. Landlords are either unwilling or unable to renovate units. Often these units can be rented in as is condition for rents approaching the fair market rent on the private market. Currently only one in four voucher holders are able to find and lease a unit. There is also the issue of mobile homes. Several mobile home parks have closed and many of the existing mobile homes have simply come to the end of their useful life. There is a need for construction and or rehabilitation of additional affordable units. The market study conducted by our nonprofit development partner shows that the community needs 40 to 50 additional affordable units in the next year. To that end, we have partnered with Opportunity Inc. to construct 40 units of Tax Credit affordable housing.

9.1 Strategy to Address Housing Need:

The waiting list shows our greatest need for housing is one, two, and three bedroom units. There is almost no need for the four and five bedroom units. We will address the changing family size of public housing applicants by converting some 4 and 5 bedroom units to 1 and 2 bedroom units. A 75 unit development built in the late 1950's will be renovated using Capital Fund grants and American Recovery and Reinvestment Act funds to upgrade the units and to convert the existing four and five bedroom units to one, two, and three bedroom units. We will have 80 units after the conversion but will have fewer bedrooms in the total development. We will also address the need to have fully accessible units. The renovation of the four and five bedroom units will create accessible

units with one, two and three bedrooms. This will increase the number of one, two, and three bedroom families we can serve. We will still adequate have four and five bedroom units on other sites to meet the needs of larger families. There are few large families on our waiting list and we often have no applicant for these larger units. Therefore the conversion of the four and five bedroom units will better meet our current applicants.

To increase the number of affordable units outside the public housing program, we are working with a non-profit partner to develop 40 affordable units using the Tax Credit Program. Scottish Glen II Apartments received an allocation of tax credits in the fall of 2009 and the Developer is currently under construction and are expected to be ready for occupancy by late summer 2011. We have been approved by HUD to project base 32 vouchers with Family Self Sufficiency services. This will ensure very low income families will have opportunity to afford these units and will have access to case management to move toward independence of the welfare system. In 2008, we addressed the need for additional affordable elderly housing with the completion of a 31 unit adaptive use project, Central School Apartments. In this development, we utilized Low Income Tax Credits and Historic Preservation Tax Credits to convert a school built in 1909 into 31 apartments for the elderly.

We will continue to maintain our existing housing stock through regular, preventive, and extraordinary maintenance, as well as, through the use of the Capital Grant Fund for Capital Improvement.

10.0 Additional information

The Laurinburg Authority has made substantial progress in meeting our goals. We have made the transition to Project (AMP) base accounting and management. We have project based 31 vouchers to meet our goal of bringing high quality housing to the Voucher program and to promote housing choice for low income persons. We are completing a number of extraordinary maintenance projects and Our Capital Fund projects are on schedule. We have upgraded our software system to integrate the collection of data and to provide current, relevant data to property managers and other staff, to improve management decisions. We continue our entrepreneurial activities by providing property management services and working with Opportunity Inc. (nonprofit) to develop affordable housing. Currently, we manage two smaller Public Housing Agencies, The Maxton Housing Authority and the Southern Pines Housing Authority. In addition, we manage three tax credit developments, Greenfield Apartments, Scottish Glen Apartments and Central School Apartments. We have earned High Performer Status for both Public housing and the Section 8 Voucher Program.

We are required to define Significant Amendments and Substantial Deviation/Modification. Following are our definitions as related to the Annual Plan.

Definition of Significant Amendments (required)

Significant Amendments: The Plan is a general document designed to outline the operational intent of the Laurinburg Housing Authority with general goals for five

years and more specific one year goals. The Plan will not be considered substantially amended unless the operational intent of the Authority is changed. Changes in policy as a result of regulatory changes, decisions to exercise options and budgetary changes; in response to changing circumstances will not be considered substantial and will be addressed by the Board of Commissioners as routine matters.

Substantial Deviation/Modification: The Plan is a general document designed as a general outline for the daily operation of the Laurinburg Housing Authority and to guide the decision making process. The plan can only in a general way, outline activities and strategies to operate the Agency in the future and cannot anticipate all circumstances or needs that may arise. An activity will not be considered a substantial deviation or modification unless the operational intent of the mission of the Authority is changed. This means any changes in procedure to carry out the mission, whether as a result of regulatory change, decision to exercise options, budgetary changes in response to changing circumstances or other adjustment necessary to carry out the mission of the Authority will not be considered substantial and will be addressed by the Board of Commissioners as a routine matter.

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/01/2011 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Laurinburg Housing Authority

NC018

PHA Name

PHA Number/HA Code

X _____ 5-Year PHA Plan for Fiscal Years 20¹¹ - 20¹⁵

_____ Annual PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

John Clark

Title

Chairperson

Signature



Date

03/16/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

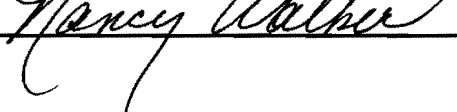
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Nancy Walker

Title
Executive Director

Signature

Date

X  03/16/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the Town of Laurinburg PO Box 1437 1300 Woodlawn Street Laurinburg, NC 28353 Congressional District, if known:			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:		
6. Federal Department/Agency: Department of Housing and Urban Development 1500 Pinecroft Rd., Suite 401 Greensboro, NC 27407-3707			7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable:		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Nancy Walker</u> Print Name: <u>Nancy Walker</u> Title: <u>Executive Director</u> Telephone No.: <u>910-276-2582</u> Date: <u>03/16/2011</u>		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.


(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Nancy Walker	Title Executive Director
Signature 	Date (mm/dd/yyyy) 03/16/2011

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

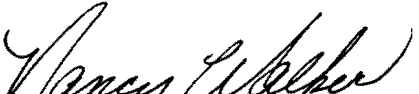
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Laurinburg Housing Authority

NC018

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official Nancy F. Walker	Title Executive Director
Signature 	Date 03/16/2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Vickie Miller the Director of Community Investment certify that the Five Year and Annual PHA Plan of the Laurinburg Housing Authority is consistent with the Consolidated Plan of 2011-2015 State of North Carolina prepared pursuant to 24 CFR Part 91.

Vickie Miller 3/25/11

Signed / Dated by Appropriate State or Local Official

Challenged Elements
2011 Annual Plan
Laurinburg Housing Authority

There were no elements of the Annual Plan challenged by any resident or member of the Public.

Attachment: A
2011 Agency Plan
Statement of Compliance with VAWA of 2005

Additional reporting requirements under section 603 of Title VI, of the Violence Against Women and Department of Justice Reauthorization Act of 2005, amending section 5(A) of the U.S. Housing Act of 1937

Goal: The Laurinburg Housing Authority will provide support to families that are victims of domestic violence, dating violence and stalking in order to enhance their quality of life, increase staff and family awareness and exercise discretion when providing agency services and referral.

Objectives

- Provide decent and affordable housing for victims of domestic violence dating violence and stalking

- Make referrals to agencies based on tenants needs

- Educate Housing Authority staff and tenants on the seriousness of domestic violence

Services/Programs/Activities:

- Provide all applicants notice of the provisions of VAWA.

- Provide training for staff to increase awareness of domestic violence

- Train staff about the specific provisions of VAWA and the policies established by the Housing Authority to comply with the law

- Provide each Public Housing Tenant with a lease addendum for protection under VAWA

- Ban abusers from Laurinburg Housing Authority property.

- Strongly encourage victims to participate in counseling programs and report any verifiable incidents.

- With consent of tenant make referrals to appropriate service agencies or law enforcement

nc018a10

Resident Commissioner

Gloria Brown
17120 Morgan Circle
Laurinburg, NC 28352

Membership of the Resident Advisory Board

FYE 2011

Donna Capers
318 Willow Drive
Laurinburg, NC 28352

Mae McLean
326 Knox Street
Laurinburg, NC 28352

Sandra Richardson
725 Hall Street
Laurinburg, NC 28352

Maggie Patterson
1211 Gamble Street
Laurinburg, NC 28352

MINUTES LAURINBURG HOUSING AUTHORITY
RESIDENT ADVISORY COMMITTEE

March 7, 2011 Meeting

Attendees:

Juliet McMillan
Constance E. Monroe
Sandra Richardson
Mae McLean
Gloria Brown
Maggie Patterson

Absent:

Donna Capers

Agenda:

Invocation	Constance E. Monroe
Welcome	Juliet McMillan
Old Business	Juliet McMillan
New Business	Juliet McMillan
Closing Remarks	Juliet McMillan

The meeting was held in the conference room at the Housing Authority and opened at 12:15 p.m., with the invocation given by Ms. Monroe. Lunch was provided.

Ms. McMillan welcomed the members. She explained the purpose of the committee would be to provide LHA with input about the community's needs and what they would like to see done, i.e., landscaping, shrubbery, and interior improvements. The committee members were told that they were appointed to the advisory board because they were in good standing (have not violated their lease by paying their rent late, not keeping their apartments clean, and disturbing their neighbors). They were also told that the Laurinburg Housing Authority does not expect for them to be an informant, nor is this meeting for them to air their personal problems. If they have a personal issue they need to make an appointment with the appropriate personnel, if it is a maintenance concern they need to call it in to the maintenance department; we need their advice on what they think needs to be done in the community.

OLD BUSINESS

Remodeling project at Washington Park
Building Scottish Glen II (Tax Credit Units)
Plans to replace kitchen cabinets on Hall Street and Stewartsville Road

NEW BUSINESS

Upcoming REAC Inspection - Committee members were told that their assistance is needed in keeping LHA updated on how the outside of the sites look, if anything looked out of place or dangerous to call our office and inform us so that corrective action may be taken.

Sandra Richardson informed us that the lighting is poor on Hall Street. Ms. McMillan agreed to ride through that area at night to better understand what the situation is and what necessary actions are needed.

Gloria Brown asked would the roofs on the houses be replaced. Ms. McMillan explained that we cannot just replace one roof; all twenty houses would have to be done at the same time and they all seem to be in good condition at this time.

Ms. McMillan explained to the committee that HUD is planning to recapture some of the operating reserves. Committee members were unhappy to hear that HUD is trying to recapture operating reserves from the Laurinburg Housing Authority.

Sandra Richardson suggested a recreation area for the children. Ms. McMillan spoke of the possibility that the City may use the LHA building on Stewartsville Road as a recreation center in the near future.

The new leases stipulate that all plants must be in pots and not planted in the ground.

The Advisory Committee Board will meet every three months. Our next meeting will be held on June 9, 2011, at the Clinton Inn. All members were asked to inform us if they need transportation to and/or from the next meeting.

Meeting was adjourned at 1:10 p.m.

POLICY REGARDING STEPS THE PHA WILL TAKE TO AFFIRMATIVELY FURTHER FAIR HOUSING

Laurinburg Housing Authority Statement of Policy to Affirmatively Further Fair Housing:

- (a) The Laurinburg Housing Authority will review its own programs and planned programs to identify any impediments to fair housing or other impediments identified in the jurisdictions Analysis of Impediments to Fair Housing Choice in the Consolidated Plan; and will address those impediments in a reasonable fashion in view of resources available; and work with the local jurisdiction to implement initiatives to affirmatively further fair housing and will maintain records that reflect the analysis and any action taken;
- (b) Seek to remedy discrimination in housing;
- (c) Promote fair housing rights and fair housing choice.

STEPS THE LAURINBURG HOUSING AUTHORITY WILL TAKE TO AFFIRMATIVELY FURTHER FAIR HOUSING:

1. Provide annual training for Laurinburg Housing Authority staff on Fair Housing.
2. Annually review our Fair Housing Plan for compliance and modify if needed.
3. Recruit landlords from non-poverty and non-minority concentration areas for participation in the Section 8 Program.
4. Provide information annually to landlords on Section 8 Regulations and Fair Housing by including flyer in check mailing.
5. Follow up on all Fair Housing complaints and refer persons with complaints to the appropriate regulatory agency and/or legal aid.
6. Hold an Orientation Class for prospective Voucher participants in the Section 8 Assisted Housing Programs and the Public Housing Program. Discuss Fair Housing as part of the orientation, and explain the process for filing a Fair Housing Complaint.
7. Include Fair Housing information package at Section 8 Housing Choice Voucher orientation.
8. Provide outreach to under-served populations or populations most often subject to housing discrimination.
9. Continue to seek funding to develop affordable housing in higher income census tracts as a means to further housing opportunity when that development is feasible.
10. Provide information to FSS Program participants regarding financing and home-ownership opportunities

11. Provide Housing Counseling to families participating in the Family Self Sufficiency Program.
12. Provide training on Predatory Lending Practices and Truth in Lending to families participating in the Family Self Sufficiency.

STATEMENT OF COMPLIANCE WITH FAIR HOUSING REQUIREMENTS:

The Laurinburg Housing Authority **will comply** with all fair housing and civil rights laws, statutes, regulations and executive orders enumerated in 24CFR 5.105(a).

The Laurinburg Housing Authority:

- (a) **Has not** been charged with a systemic violation of the Fair Housing Act by the Secretary alleging ongoing discrimination
- (b) **Is not** a defendant in a Fair Housing Act lawsuit filed by the Department of Justice alleging an ongoing pattern or practice of discrimination
- (c) **Has not** received a letter of noncompliance findings under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, or section 109 of the Housing and Community Development Act of 1974

Statement of Compliance with Additional Civil Rights Requirements:

The Laurinburg Housing Authority is an Equal Opportunity Employer and will comply with all nondiscrimination in employment requirements in Title VII of the Civil Rights Act of 1964, Equal Pay Act, the Age Discrimination in Employment Act of 1967, Title IX of the Education Amendments Act of 1972, and the Americans with Disabilities Act of 1990

Board Approved March 20, 2002

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Laurinburg, N.C.	Grant Type and Number Capital Fund Program Grant No: NC19P01850105 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2005 FFY of Grant Approval:
----------------------------	---	--

Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/10
 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	169,000.00	82,319.00	82,319.00	82,319.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	84,500.00	82,319.00	82,319.00	82,319.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00	70,000.00	70,000.00	70,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	82,194.00	0	0	
10	1460 Dwelling Structures	372,500.00	511,556.00	511,556.00	511,556.00
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	25,000.00	25,000.00	25,000.00
12	1470 Non-dwelling Structures		40,000.00	40,000.00	40,000.00
13	1475 Non-dwelling Equipment	40,000.00	12,000.00	12,000.00	12,000.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

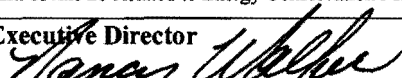
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19P01850105 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2005 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	823,194.00	823,194.00		823,194.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 6/8/11	Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Laurinburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P01850105 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		169,000.00	82,319.00	82,319.00	82,319.00	Complete
PHA Wide	Administration	1410		84,500.00	82,319.00	82,319.00	82,319.00	Complete
PHA Wide	Fees and Costs	1430		50,000.00	70,000.00	70,000.00	70,000.00	Complete
PHA Wide	Replace Ranges and Refrigerators	1465-1	60	25,000.00	25,000.00	25,000.00	25,000.00	Complete
PHA Wide	Continue Landscaping	1450		10,000.00	0			
PHA Wide	Computer Upgrade	1475		30,000.00	12,000.00	12,000.00	12,000.00	Complete
PHA Wide	Ext. Renovations - Repair/Repl.Concrete	1450		72,194.00	0			
PHA Wide	Sewer Line Camera/Diagnostic Equipment	1475		10,000.00	0			
NC18-8	Continue Electric Upgrade/Repl HVAC	1460	120	70,000.00	258,375.00	258,375.00	258,375.00	Complete
NC18-1thru 18-6	Roofing	1460		302,500.00	0			
PHA Wide	Complete Wareh./Storage Renovation	1470			40,000.00	40,000.00	40,000.00	Complete
NC18-11	Begin Comprehensive Renovation of 20 Houses of Scattered Sites	1460	20		100,000.00	100,000.00	100,000.00	Complete
NC18-2,4,6,8,9,and 10	Begin entry and Security Screen Door Replacement w/New Locking Hardware	1460	392		108,081.00	108,081.00	108,081.00	Complete
PHA Wide	Floor Repairs	1460	2		45,100.00	45,100.00	45,100.00	Complete
	Total			823,194.00	823,194.00	823,194.00	823,194.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Laurinburg Housing Authority					Federal FFY of Grant: 2005
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1406 Operating	08/17/2007	7/31/07	08/17/2009	5/07/2009	
1410 Admin	08/17/2007	7/31/07	08/17/2009	02/02/2009	
1430 Fees and COsts	08/17/2007	7/31/07	08/17/2009	03/09/2009	
1460 Dwelling Structure	08/17/2007	7/31/07	08/17/2009	08/10/2009	
1465 Dwelling Equipment	08/17/2007	7/31/07	08/17/2009	05/18/2007	
1470 Non Dwelling Struct	08/17/2007	7/31/07	08/17/2009	03/25/2009	
1475 Non Dwell Equip	08/17/2007	7/31/07	08/17/2009	03/03/2009	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg, N.C.		Grant Type and Number Capital Fund Program Grant No: NC19P01850106 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	74,286.00	80,572.00	80,572.00	80,572.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	70,000.00	80,572.00	80,572.00	80,572.00
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00	221,749.86	221,749.86	221,749.86
10	1460 Dwelling Structures	392,579.00	235,939.46	235,939.46	239,939.46
11	1465.1 Dwelling Equipment—Nonexpendable	96,000.00	84,582.74	84,582.74	84,582.74
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	105,000.00	102,299.94	102,299.94	102,299.94
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

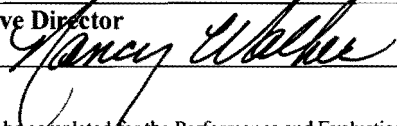
Part I: Summary

PHA Name: Laurinburg	Grant Type and Number Capital Fund Program Grant No: NC19P01850106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval:
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: 12/31/10
 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	742,865.00	805,716.00	805,716.00	805,716.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 6-8-11	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: NC19P01850106			Grant Type and Number Capital Fund Program Grant No: NC19P01850106 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		74,286.00	80,572.00	80,572.00	80,572.00	
PHA Wide	Fees and Costs	1430		70,000.00	80,572.00	80,572.00	80,572.00	
PHA Wide	Begin Landscaping, Curbing, Parking Pads,Traffic Stops and Exterior Lighting	1450	492	5,000.00	221,749.86	221,749.86	221,749.86	
NC18-8-2,18-8-3	Replace 120 Units of HVAC	1460		392,579.00	0	0	0	
NC18-8-2, 18-8-3, 18-1,2,3,&5	Dwelling Equipement - Ranges due to conversion from Gas to Electric	1465-1	320	96,000.00	84,582.74	84,582.74	84,582.74	
PHA Wide	Purchase Handheld Computer with UPC Inspection Software	1475		10,000.00	0	0	0	
PHA Wide	Computer Upgrade	1475		10,000.00	39,000.00	39,000.00	39,000.00	
PHA Wide	Purchase Backhoe and Post Hole Digger	1475		35,000.00	18,692.90	18,692.90	18,692.90	
PHA Wide	Purchase 2 Maintenance Vehicles w/ Lift	1475		50,000.00	44,607.04	44,607.04	44,607.04	
NC18-4 & 18-6	Roofing	1460	75	0	143,549.49	143,549.49	143,549.49	
NC18-2,4,6,8,9,10	Entry Door and Security Screen w/ new Locking Hardware	1460	392	0	85,254.99	85,254.99	85,254.99	
NC 18-9	Sec. Covers Rear Entry Doors	1460	4	0	4,568.00	4,568.00	4,568.00	
NC18-11	Metal Hand Rails	1460	20	0	2,566.98	2,566.98	2,566.98	
	Total			742,865.00	805,716.00	805,716.00	805,716.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Laurinburg Housing Authority					Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1410 - Admin	07/17/2008	04/03/07	07/17/2010	11/06/09	
1430 - Fees and Cost	07/17/2008	04/03/07	07/17/2010	11/06/09	
1450 - Site Improvement	07/17/2008	04/03/07	07/17/2010	04/01/10	
1460 - Dwell Struct	07/17/2008	04/03/07	07/17/2010	06/18/10	
1465 - Dwell Equip	07/17/2008	04/03/07	07/17/2010	11/06/09	
1475 - Non Dwell Equipment	07/18/2008	04/03/07	07/17/2010	06/18/10	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg, N.C.		Grant Type and Number Capital Fund Program Grant No: NC19P01850107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	81,328.00	81,328.00	81,328.00	78,369.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	81,328.00	81,328.00	81,328.00	81,328.00
8	1440 Site Acquisition				
9	1450 Site Improvement	324,624.00	0	0	.00
10	1460 Dwelling Structures	261,000.00	555,624.00	555,624.00	527,002.32
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	17,200.00	17,200.00	17,200.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	40,000.00	0	0	.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		77,800.00	77,800.00	77,800.00
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

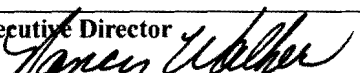
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Laurinburg	Grant Type and Number Capital Fund Program Grant No: NC19P01850107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval:				
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	813,280.00	813,280.00	813,280.00	781,699.32	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 6-8-10 6-8-11 <i>nm</i>	Signature of Public Housing Director 			Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Laurinburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P01850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		81,328.00	81,328.00	81,328.00	78,369.00	
PHA Wide	Fees and Costs	1430		81,328.00	81,328.00	81,328.00	81,328.00	
PHA Wide	Continue Exterior Renovations	1450		157,624.00	0			
NC 18 1-6,8, and 9	Complete Mail Box Replacement & Trash Can Pads	1450		122,000.00	0	0	.00	
NC 18-9	Install Ramps at all One Bedroom units	1450		45,000.00	0	0		
NC 18-4	Complete Roofing	1460		50,000.00	0	0		
NC 18-8	Begin Roofing	1460		211,000.00	0	0		
PHA Wide	Dwelling Equipment	1465-1	35	25,000.00	17,200.00	17,200.00	17,200.00	
PHA Wide	Computer and Software Upgrade	1475		40,000.00	0	0	.00	
NC18-4 and 18-6	Begin Major Renovation to include:	1460	75	0	555,624.00	555,624.00	527,002.32	
	1. Upgrade Elect. & Convert from Gas to Electric							
	2. Exterior Renovation / New Entry							
	3. Handicap Accessibility							
	4. Add Utility Room							
	5. Roofing							
	6. Sewer Repairs							
18-4 & 18-6	Relocation Cost	1495	75		77,800.00	77,800.00	77,800.00	
	Total			813,280.00	813,280.00	813,280.00	781,699.32	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Laurinburg Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1410 Admin	09/12/2009	4/30/2009	09/12/2011		
1430 Fees & Cost	09/12/2009	4/30/2009	09/12/2011	3/30/10	
1450 Site Improve					
1460 Dwelling Struct	09/12/2009	4/30/2009	09/12/2011		
1465 Dwell Equip	09/12/2009	4/30/2009	09/12/2011	9/28/10	
1475 Non-Dwell Equip					
1495 Relocation Cost	09/12/2009	04/30/2009	09/12/2011	10/13/10	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg, N.C.		Grant Type and Number Capital Fund Program Grant No: NC19P01850108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	90,000.00	38,575.00	38,575.00	38,575.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	87,956.00	87,956.00	87,956.00	3,850.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000.00	20,000.00	20,000.00	20,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	284,502.00	0	0	0
10	1460 Dwelling Structures	185,000.00	722,398.86	722,398.86	0
11	1465.1 Dwelling Equipment—Nonexpendable	40,000.00	10,628.14	10,628.14	10,628.14
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	132,100.00	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

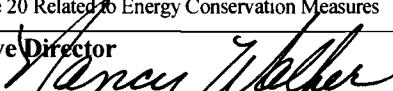
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg	Grant Type and Number Capital Fund Program Grant No: NC19P01850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	879,558.00	879,558.00	879,558.00	73,053.14
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 03/15/2011		Signature of Public Housing Director Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Laurinburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19P01850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NC018 001	Operations	1406		60,000.00	31,225.00	31,225.00	31,225.00	
NC018 002	Operations	1406		30,000.00	7,350.00	7,350.00	7,350.00	
NC018 001	Administration	1410		43,978.00	87,956.00	87,956.00	3,850.00	
NC018 002	Administration	1410		43,978.00	0			
NC018 001	Fees and Costs	1430		30,000.00	20,000.00	20,000.00	20,000.00	
NC018 002	Fees and Costs	1430		30,000.00	0			
NC018 002	Install Ramps at One Bedroom Units	1450		50,500.00	0			
NC018 002	Install Trash Can Pads and Concrete Walkways	1450		154,002.00	0			
NC018 001	Continue Landscaping	1450		40,000.00	0			
NC018 002	Continue Landscaping	1450		40,000.00	0			
NC018 002	Replace Roofing	1460		105,000.00	0			
NC018 001	Replace HVAC (20 Units)	1460		80,000.00	0			
NC018 001	Appliance Replacement	1465-1	40	20,000.00	10,628.14	10,628.14	10,628.14	
NC018 002	Appliance Replacement	1465-1		20,000.00	0			
PHA Wide	Maintenance Equipment Replacement	1475		25,000.00	0			
PHA Wide	Maintenance Equipment Replacement	1475		25,000.00	0			
PHA Wide	Upgrade of Computer Hardware & Software	1475		41,050.00	0			
PHA Wide	Upgrade of Computer Hardware & Software	1475		41,050.00	0			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Laurinburg Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1406 Operations	06/12/2010	03/31/2010	06/12/2012		
1410 Admin	06/12/2010	03/31/2010	06/12/2012		
1430 Fees and Costs	06/12/2010	03/31/2010	06/12/2012	03/15/2010	
1450 Site Improvement	06/12/2010	03/31/2010	06/12/2012		
1460 Dwelling Structures	06/12/2010	03/31/2010	06/12/2012		
1465 Dwelling Equipment	06/12/2010	03/31/2010	06/12/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Laurinburg, N.C.	Grant Type and Number Capital Fund Program Grant No: NC19P01850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no: 2)
☒ Performance and Evaluation Report for Period Ending: 12/31/2010 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	60,000.00	0	0	0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	84,500.00	89,299.00	89,299.00	5,067.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00	98,563.48	98,563.48	50,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	13,500.00	0	0	0
10	1460 Dwelling Structures	612,000.00	705,124.52	705,124.52	0
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	0	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

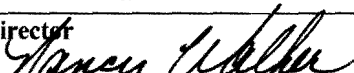
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	845,000.00	892,987.00	892,987.00	55,067.50
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 6-8-11		Signature of Public Housing Director Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Laurinburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: NC19S01850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		60,000.00	0	0	0	
NC018000001	Administration	1410		84,500.00	89,299.00	89,299.00	5,067.50	
NC018000001	Fees and Costs	1430		50,000.00	98,563.48	98,563.48	50,000.00	
NC018000001	Site Improvements - Grading - Irrigation	1450		13,500.00	0	0	0	
NC018000001	Continue Major Renovation to include:	1460	75 Units	612,000.00	705,124.52	705,124.52	0	
	1. Upgrade Elect. & Convert from Gas To Electric							
	2. Exterior Renovations							
	3. Handicap Accessibiltiy							
	4. Add Utility Room							
	5. Roofing							
	6. Sewer Line Repairs							
NC018000001	Dwelling Equipment	1465-1		12,500.00	0	0	0	
NC018000002	Dwelling Equipment	1465-1		12,500.00	0	0	0	
	Total			845,000.00	892,987.00	892,987.00	55,067.50	

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg, N.C.		Grant Type and Number Capital Fund Program Grant No: NC19S01850109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 Stimulus FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	111,335.00		111,335.00	111,335.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00		100,000.00	100,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	902,011.00		902,011.00	902,011.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

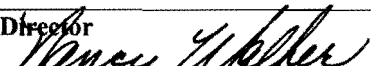
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19S01850109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 Stimulus FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,113,346.00		1,113,346.00	1,113,346.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 6-8-11		Signature of Public Housing Director Date	

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Part II: Supporting Pages								
PHA Name: Laurinburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: NC19S01850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 Stimulus		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Old Project 18-4 & 6								
NC018 001	Administration	1410		111,335.00		111,335.00	111,335.00	
NC018 001	Fees and Costs	1430		100,000.00		100,000.00	100,000.00	
NC018001	Continue Major Renovation to include:	1460	75 Units	902,011.00		902,011.00	902,011.00	
	1. Upgrade Elect. & Convert from Gas To Electric							
	2. Exterior Renovations							
	3. Handicap Accessibiltiy							
	4. Add Utility Room							
	5. Roofing							
	6. Sewer Line Repairs							
	Total			1,113,346.00		1,113,346.00	1,113,346.00	

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: Laurinburg, N.C.

Grant Type and Number

Capital Fund Program Grant No: NC19P01850110
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: 2010
 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement

☐ Reserve for Disasters/Emergencies

☒ Revised Annual Statement (revision no:1)

☒ Performance and Evaluation Report for Period Ending: 12/31/10

☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	88,604.00		88,604.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	88,604.00		88,604.00	2.33
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	708,830.00		708,830.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

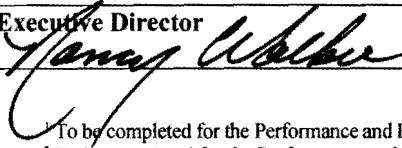
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

Part I: Summary					
PHA Name: Laurinburg		Grant Type and Number Capital Fund Program Grant No: NC19P01850110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	886,038.00		886,038.00	2.33
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 6-8-11		Signature of Public Housing Director 	
				Date	

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**Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary					
PHA Name: Laurinburg, N.C.		Grant Type and Number Capital Fund Program Grant No: Not Yet Known Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	70,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	150,830.00			
10	1460 Dwelling Structures	468,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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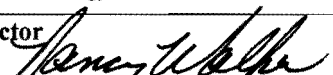
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Part I: Summary					
PHA Name: Laurinburg	Grant Type and Number Capital Fund Program Grant No: Not Yet Known Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	708,830.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
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Signature of Executive Director 		Date 6-8-11	Signature of Public Housing Director		Date

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